

042.A

0004

0132.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
492,700 / 492,700
492,700 / 492,700
492,700 / 492,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
132		WARREN ST, ARLINGTON

OWNERSHIP

Owner 1:	SAWYER ANNETTE MARIE/ TRUSTEE	Unit #:	132A
Owner 2:	ANNETTE MARIE SAWYER REVOCABL		
Owner 3:	LIVING TRUST		

Street 1: 132 A WARREN ST

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:	SAWYER ANNETTE M -
Owner 2:	-

Street 1: 132 A WARREN ST

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		
Postal:	02474			

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Vinyl Exterior and 1015 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7864												G8	1.			

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										280936
										GIS Ref
										GIS Ref
										Insp Date
										07/12/18



Patriot

Properties Inc.

!15413!

USER DEFINED

Prior Id # 1:	29212
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	05:08:18
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID								
042.A-0004-0132.A								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	485,800	0	.	485,800	485,800	Year End Roll
2019	102	FV	493,400	0	.	493,400	493,400	Year End Roll
2018	102	FV	438,600	0	.	438,600	438,600	Year End Roll
2017	102	FV	401,500	0	.	401,500	401,500	Year End Roll
2016	102	FV	401,500	0	.	401,500	401,500	Year End
2015	102	FV	366,400	0	.	366,400	366,400	Year End Roll
2014	102	FV	350,500	0	.	350,500	350,500	Year End Roll
2013	102	FV	350,500	0	.	350,500	350,500	12/13/2012

SALES INFORMATION

TAX DISTRICT									PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
SAWYER ANNETTE	70562-97		1/29/2018	Convenience			1	No	No				
DONELAN SEAN M	52818-439		5/20/2009			350,000	No	No	No				
SHANNON STREET	49347-575		4/26/2007			360,000	No	No	No				
O CONNELL PAUL,	47473-314		5/19/2006	Family			No	No	M DEED				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/19/2020	251	Redo Bat	33,500	C				

Date	Result	By	Name
7/12/2018	Measured	DGM	D Mann
8/20/2009	MLS	MM	Mary M
12/4/2008	MLS	MM	Mary M
4/12/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good													
Sty Ht: 0 - 1 St condo				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 3 - BrickorStone				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good													
Color: WHITE				A Kits:	Rating:													
View / Desir:				Fpl:	Rating:													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C+ - Average (+)				CONDOS INFORMATION														
Year Blt: 1900		Eff Yr Blt:		Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdct: G8		Fact: .		Floor: 1 - 1st Floor														
Const Mod:				% Own: 20.00000000														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION														
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %													
Prim Int Wall 1 - Drywall				Functional:		%												
Sec Int Wall:				Economic:		%												
Partition: T - Typical				Special:		%												
Prim Floors: 3 - Hardwood				Override:		%												
Sec Floors:				Total:	4.6 %													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY														
Subfloor:				Basic \$ / SQ: 295.00														
Bsmnt Gar:				Size Adj.: 1.35000002														
Electric: 3 - Typical				Const Adj.: 0.99989998														
Insulation: 2 - Typical				Adj \$ / SQ: 398.210														
Int vs Ext: S				Other Features: 90000														
Heat Fuel: 2 - Gas				Grade Factor: 1.10														
Heat Type: 3 - Forced H/W				NBHD Inf: 0.94999999														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 516422														
% Com Wall	% Sprinkled:			Depreciation: 23755														
Depreciated Total: 492666				WtAv\$/SQ:	AvRate:	Ind.Val												
				Juris. Factor: 1.00		Before Depr: 416.13												
				Special Features: 0		Val/Su Net: 485.42												
				Final Total: 492700		Val/Su SzAd: 485.42												
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 042.A-0004-0132.A														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				